



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
JUNE 6, 2007**

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Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, Alternate Commissioner Geri Lanier, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Planner Rob Robinson, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Lanier would sit at the dais but would not actively participate this evening, since all Commissioners were present.

**I. APPROVAL OF MINUTES**

May 16, 2007, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the May 16, 2007, Planning Commission Meeting, as submitted this evening.

Vote: 5-0

**II. CONSENT**

AFP-07-017 -- Jackie O Salon C-2 Zone  
18525 North Frederick Avenue  
Reuse from Office to Retail  
AMENDMENT TO FINAL PLAN REVIEW

SP-06-0002 -- Criswell Used Cars C-2 Zone  
499 Quince Orchard Road  
18,363-Square Foot Car Dealership Building  
EXTENSION OF FINAL PLAN APPROVAL

Vice-Chair Levy moved, seconded by Commissioner Winborne, to APPROVE the Consent Agenda.

Vote: 5-0

**III. RECOMMENDATION TO MAYOR AND COUNCIL**

MP-1-07 -- Amendment to the General Plan for the Gaithersburg City Master Plan revising the Historic Preservation Element and recommending adoption of this plan by the Mayor and City Council

Planner Robinson briefly reviewed the latest revisions that had been recommended by the Commission at their May 16, 2007, meeting, and noted that staff had prepared a resolution recommending approval.

The Commission voiced no concerns and moved as follows:

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE Planning Commission Resolution PCR-1-07, approving an amendment to the General Plan of the City's Master Plan for the Historic Preservation Element, and to RECOMMEND to the City Council Adoption of MP-1-07.

Vote: 5-0

#### IV. FROM THE COMMISSION

##### Commissioner Winborne

Reported on the American Planning Association's Annual Conference held in Philadelphia in April 2007, which he attended. He cited revitalization, housing mix and affordability, and ethics as three main issues of interest discussed at the Conference, and noted that Gaithersburg is always held out as a model city at these events.

##### Commissioner Kaufman

Requested a follow up on a previous action item regarding the Courtyard Marriott Hotel at Washingtonian Center. Planning and Code Administration Director Ossont indicated that prefabricated storefronts are ready for installation by mid-June.

#### V. FROM STAFF

Z-304 -- Fairfield Broadstone LP  
Md. Rte. 355/West Deer Park Road  
14.157 acres of land (Broadstone Apartments)  
Rezoning from R-20 Zone to CD Zone  
Announcement of Closing of Record

SDP-06-004 -- Fairfield Broadstone LP  
Md. Rte. 355/West Deer Park Road  
Redevelopment for 334 Multi-Family Units,  
53 Townhouses, 28 2-over-2 Units  
Announcement of Closing of Record

Planner Robinson referenced staff's memorandum of June 1, 2007, recommending the closing of the Planning Commission's records on the above applications.

Commissioner Kaufman moved, seconded by Commissioner Hopkins, to close the Commission's public hearing record on Z-304 - Fairfield Broadstone, on June 14, 2007.

Vote: 5-0

Commissioner Hopkins moved, seconded by Commissioner Winborne, to close the Commission's public hearing record on SDP-06-004 - Fairfield Broadstone, on June 14, 2007.

Vote: 5-0

Community Planning Director Schwarz

Listed upcoming joint meetings with the City Council.

Planning and Code Administration Director Ossont

1. Reported on his attendance at a meeting of planning directors from throughout Maryland hosted by Maryland Department of Planning Secretary Richard Hall on May 22, 2007. He highlighted several issues of interest that had been discussed at the meeting and noted that related information is available at [www.mdp.state.md.us/planning\\_meeting.html](http://www.mdp.state.md.us/planning_meeting.html).
2. Reported that GIS Planner Kirk Eby recently obtained his certification as planner from the American Institute of Certified Planners. He also noted that Mr. Eby had been chosen Employee of the Quarter.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:45 p.m.

Respectfully submitted,

M. Gonzalez  
Recording Secretary